

**TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING  
TUESDAY, OCTOBER 18, 2016**

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman  
Adam Chapdelaine  
Brett Lambert  
Bill Hayner  
Allen Reedy  
John Maher

Guests: Rob Juusola  
Lee Rich  
Eric Ammondson  
Brian DeFilippis  
Melissa Green  
Burt Barachowitz

Absent: Diane Johnson  
Ruthy Bennett  
Bob Jefferson

The Chairman called the meeting to order at 7:30 PM.

**STRATTON SCHOOL**

Rob Juusola gave an update as to the progress of the work: roofing, underground piping, the pouring of floors in the kitchen and bathroom, and other activities are underway. There will be a meeting with Eversource to bring new electrical service inside as well as coordination for installation of the new generator. There will be a meeting on the furniture. There will be a need for excavation on Pleasant Avenue for water service. On a motion by Hayner, seconded by Reedy, Change Order #3 in the amount of \$203,990.60 was unanimously approved. Change Order #3 includes the following:

1. CRO6 for extension of warranty in the amount of \$4,697.52;
2. CR16 for removal of trees in the amount of \$3,514.54;
3. Masonry repair work in the amount of \$3,205.91;
4. CR35 for replacing remaining cloth wiring in the amount of \$177,639.42;
5. CR53 for automatic control system for work stations and associated software in the amount of \$7,764.80 (credit taken from \$15,000, which was originally proposed by the contractor);
6. Meeting center storm line redirection in the amount of \$7,622.55; and
7. Chair door credit (fire rated not needed) in the amount of \$454.61 (credit).

**GIBBS SCHOOL**

There will be a walk through for the three potential contractors, and each will be submitting proposals.

**THOMPSON SCHOOL**

Brian DeFilippis reviewed the general contractors' submitted bids. The low bidder was GTC Construction Management, Inc. There was a report that this contractor had spotty performances in prior contracts. There was considerable discussion about potentially going to the next or third-lowest bidder.

However, it was felt that if the lower bidder was excluded, there would be an appeal to the Attorney General's Office which would substantially delay the project. Therefore, on a motion by Reedy, seconded by Hayner, GTC Construction Management, Inc., was unanimously awarded the bid. Representatives of the company will be invited to the next meeting so that the Committee can voice its concerns and seek assurances that the project will proceed expeditiously with good quality work.

## **COMMUNITY SAFETY BUILDING**

Items discussed:

### **1. Progress.**

Mr. DeFilippis provided the following progress update:

The APD has moved back into all Phase 2 spaces. EAC and PMA no longer have a presence on site.

### **2. Schedule.**

The Substantial Completion Certificate will be issued, dated October 7, 2016, with the monetized punchlist attached.

### **3. Project Budget Review.**

Mr. DeFilippis distributed an updated project budget including all identified COP's. Utilizing the full amount of COP 159, PMA projects a budget deficit of \$210,312.00.

### **4. COPs.**

Mr. Ammondson presented the following COPs for review and approval: Nos. 174, 175, 176, 177, 179, 180, 182, 184, 187, and 190. The total amount of these COPs is \$14,834.00. The PTBC unanimously approved these COP's for payment. Ammondson will include these in CO 18.

### **4. COP 159 Update.**

Mr. Cole informed the Committee that Ammondson rejected COP 159RRRR and that the Town's outside counsel sent a letter to EAC's counsel offering to negotiate a settlement. There has been no response.

Brian and Eric reported that the building is fully occupied and that there has been good feedback from police personnel. All the furniture has been delivered, and the flag has been erected. The punchlist is being reduced and has been monetized.

## **HOUSEKEEPING**

Upon a motion by Reedy, seconded by Lambert, the minutes of the October 4, 2016, meeting was unanimously approved with Hayner abstaining.

## **INVOICES:**

Stratton School Invoices:

1. Triumph Modular in the amount of \$8,750.00; and
2. A1 Exterminators in the amount of \$200.00.

Thompson School Invoices:

1. HMFH in the amount of \$8,550 for September work; and
2. HMFH in the amount of \$8,370 for exterior design work for the plaza.

Community Safety Building Invoices:

1. Tyco in the amount of \$1,635 for a fire alarm;
2. Gym Source in the amount of \$50,236.30;
3. PSI in the amount of \$240 for testing services;
4. Ammondson Associates for September work in the amount of \$20,758.22;
5. WSP Commissioning in the amount of \$1,500;
6. PMA for September work in the amount of \$19,805.50; and
7. FedEx in the amount of \$117.

The next meeting on November 1st will be held at the Community Safety Building.

On a motion by Hayner, seconded by Reedy, to adjourn at 8:52 PM, and it was unanimously voted.

Respectfully submitted

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John F. Maher, Clerk Pro Tem